

**LEGISTAR**  
**NO. 210117**

# Existing Conditions

# MASONIC TEMPLE

## RAPID REVIEW

### PROJECT INFORMATION

PROJECT NAME MASONIC TEMPLE  
 OWNER HISTORIC MASONIC GAINESVILLE, LLC  
 PROJECT LOCATION 215 N MAIN ST  
 GAINESVILLE, FL 32601  
 TP#14730-000-000  
 CIVIL ENGINEER CHRISTOPHER A. GMUER, PE  
 GMUER ENGINEERING, LLC  
 (352) 281-4928  
 2603 NW 13TH ST BOX 314  
 GAINESVILLE, FL 32609  
 LAND USE URBAN CORE (0-150DU/AC)  
 ZONING DOWNTOWN  
 EXISTING USE VACANT  
 PROPOSED USE EVENT SPACE / HOSTING  
 SITE AREA 0.372 ACRES  
 SETBACKS STOREFRONT STREET (N MAIN ST): 4'-10" / 20'Min-25'Max  
 LOCAL STREET (NE 3rd AVE): 4'-6" / 15'Min-20'Max  
 BUFFERS NOT APPLICABLE  
 VEHICLE PARKING NOT REQUIRED  
 BICYCLE PARKING 1 PER 2,000SF OF NON-RESIDENTIAL = 0 REQUIRED  
 SCOOTER PARKING NOT REQUIRED  
 BUILDING INFO BUILDING HEIGHT - 2 STORIES + GROUND FLOOR ELEVATOR AND STAIR  
 GROSS FLOOR AREA - 1,920 SF  
 BUILDING SPRINKLED - NO

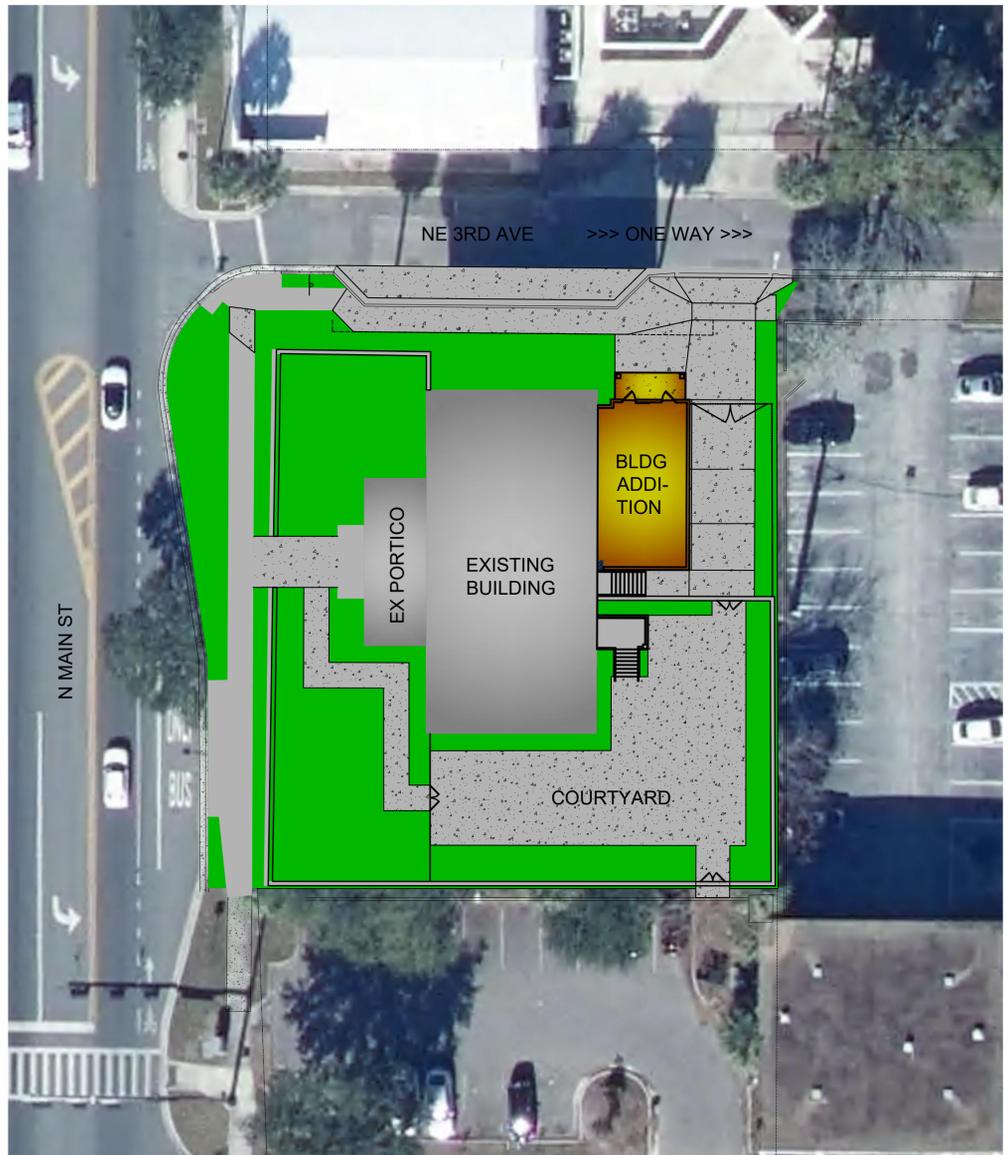
- IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ
- SITE IS NOT LOCATED WITHIN A FLOOD, FIRE, HISTORIC, GREENWAY, GATEWAY, SURFACE WATER, NATURE PARK, OR UPLAND PROTECTION DISTRICT. SITE IS NOT AFFECTED BY CREEK SETBACKS. SITE IS NOT IN A WETLAND DISTRICT. SITE HAS NO WETLANDS OR WETLAND SETBACKS.
- PARKING LOT LIGHTING TO MEET CITY OF GAINESVILLE ORDINANCES. LIGHTS ARE TO BE FULL CUTOFF LUMINAIRES, SHIELDED FROM SHINING ON ADJACENT PROPERTIES. LIGHT POLES WILL NOT BE LOCATED IN REQUIRED LANDSCAPE ISLANDS. LIGHTING TO BE IN CONFORMANCE WITH SECTION 30-6.12 OF THE GAINESVILLE CODE.
- BUILDING SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(A) & (B)]. THERE ARE NO SPECIAL FIRE CONCERNS FOR THIS BUILDING OR ITS INTENDED USE. FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN PLACE PRIOR TO THE ACCUMULATION OF COMBUSTIBLE MATERIALS ON SITE.
- THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION, AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)]
- TREE BARRICADES SHALL BE ERRECTED AT THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION. NO MATERIALS SHALL BE STORED. VEHICLES PARKED OR EQUIPMENT STOCKED PILED WITHIN THE LIMITS OF THE TREE BARRICADES.
- ROOTS 1" OR LARGER WHICH ARE CUT OR EXPOSED SHALL BE CUT CLEANLY AND COVERED WITH CLEAN TOPSOIL.
- ALL REQUIRED EXITS ARE TO OPEN ONTO A LANDING, THE SAME ELEVATION AND WIDTH AS THE FINISHED FLOOR AND DOORWAY FROM WHICH IT IS EXITING.
- A LEVEL 5' X 5' LEVEL PLATFORM SHALL BE PLACED AT ALL REQUIRED EXITS.
- THIS SITE SHALL MEET PERFORMANCE STANDARDS AS OUTLINED IN SECTION 30-345 OF THE LAND DEVELOPMENT REGULATIONS.
- ALL NEW UTILITIES ARE TO BE UNDERGROUND, ALL UTILITIES CONSTRUCTION TO CONFORM TO GRU STANDARDS AND SPECIFICATIONS.
- THE METHOD AND MANNER OF PERFORMING THE WORK AND QUALITY OF MATERIALS USED FOR CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND THE FDOT.
- NO WORK SHALL BE DONE NOR MATERIALS USED WITHIN THERE WITHOUT INSPECTION BY THE PUBLIC WORKS DEPARTMENT (334-5070). THE CONTRACTOR SHALL FURNISH THE CITY EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK DONE AND MATERIALS USED ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
- SITE WILL COMPLY WITH ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.
- CALL PARKS DIVISION @ 334-2171 FOR BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS. REFER TO THE BARRICADE DETAIL ON THE PLANTING PLAN. BARRICADES SHOULD BE AT 2/3 OF THE DRILLPILE FOR REGULATED TREES AND AT THE DRILLPILE FOR HERITAGE TREES. IF CLEARING AND GRUBBING WORK IS REQUIRED WITHIN THESE LIMITS IT SHALL BE DONE BY HAND.
- REMOVE ALL CONSTRUCTION DEBRIS, LIMBEROCK, EXCESS BUILDERS SAND, CONCRETE, MORTAR, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIAL FROM PANTING BEDS AND AREAS TO BE SODDED. CLEAN FLORIDA FILL Ph 5.5-6.5 SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY TREES OR SHRUBS.
- ALL INVASIVE NON-NATIVE SPECIES ARE TO BE REMOVED FROM THIS SITE PRIOR TO THE CERTIFICATE OF OCCUPANCY.

PRELIMINARY  
 BUDGETING  
 PERMITTING / DESIGN REVISIONS:  
 2020-10-21 CITY / GRU INITIAL SUBMITTAL  
 2021-01-25 CITY / GRU RESUBMITTAL  
 ENGINEER OF RECORD:  
 CHRISTOPHER A. GMUER  
 FL PE # 71599  
 2021-01-25

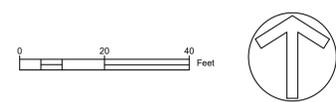


SITE LOCATION

VICINITY MAP



SITE PLAN MAP



### SHEET INDEX

- C-000 COVER & SHEET INDEX
- C-010 CONSTRUCTION NOTES, SWPPP, & LEGEND
- C-050 DEMOLITION & EROSION CONTROL PLAN
- C-100 SITE, DEVELOPMENT, & HORIZ CONTROL PLAN
- C-200 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
- LS-1 LANDSCAPE PLAN, SCHEDULE, NOTES
- 1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY
- A1.0 BUILDING DEMO AND GROUND FLOOR PLAN
- A2.0 BUILDING 1st FLOOR PLAN
- A3.0 BUILDING 2nd FLOOR PLAN
- A4.0 BUILDING ELEVATIONS



CLIENT HISTORIC MASONIC GAINESVILLE, LLC  
 DESIGN: C.A. GMUER, PE  
 QUALITY CONTROL: C.A. GMUER, PE  
 SITE PLAN APP # TBD  
 WMD APP # 20-0027  
 G-Eng PROJECT # 20-0027

MASONIC TEMPLE

COVER & SHEET INDEX

C-000

**Project: Masonic 215 N Main St.**

**Photos of Property condition**









# Photos of addition starting









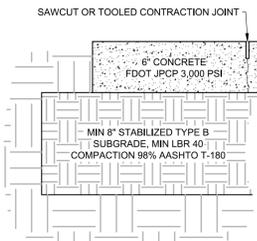
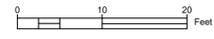




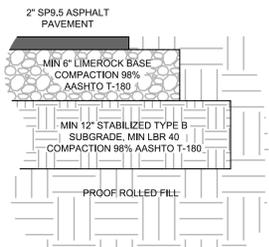




# Proposed Improvements

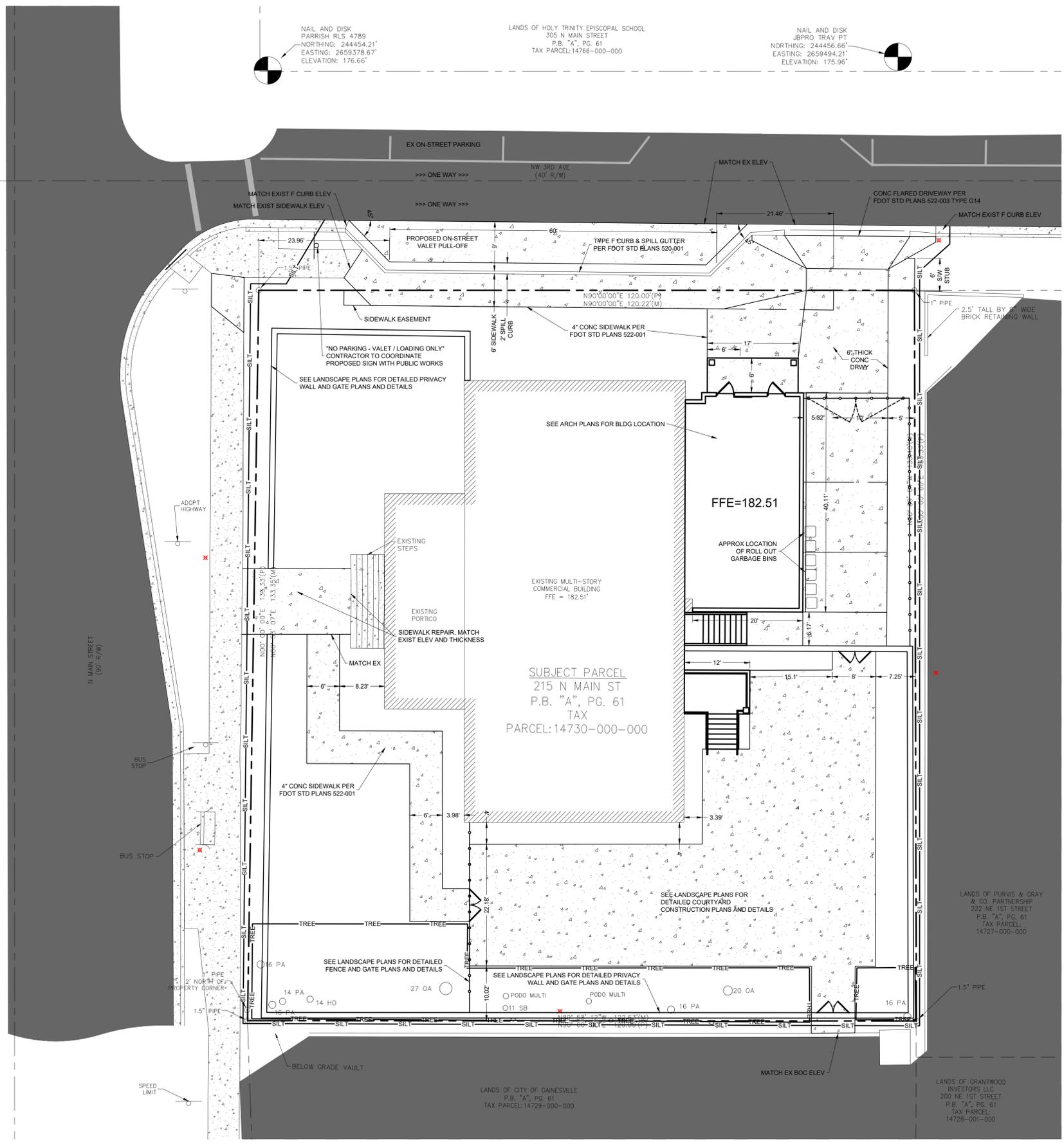


**PROPOSED CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



**CITY OF GAINESVILLE PAVEMENT DETAIL**  
NOT TO SCALE

FILE: 20-0027-C-100 SITE.DWG (LAST SAVED: 2021-01-25 02:03:10 PM) PLOT SCALE: 1/1" | PLOTTED: 2021-01-25 02:08:30 PM | USER: CHM6



PRELIMINARY  
BUDGETING  
CONSTRUCTION:

PERMITTING / DESIGN REVISIONS:  
2020-10-21 CITY / GRU INITIAL SUBMITTAL  
2021-01-25 CITY / GRU RESUBMITTAL

ENGINEER OF RECORD:  
CHRISTOPHER A. GMUER  
FL PE # 71599  
2021-01-25



CLIENT: HISTORIC MASONIC GAINESVILLE LLC  
DESIGN: C.A. GMUER, PE  
QUALITY CONTROL: C.A. GMUER, PE  
TBD  
20-0027

MASONIC TEMPLE

SITE, DEV, & HORIZ CONTROL PLAN

C-100

MATCH EXIST' CURB ELEV  
MATCH EXIST' SIDEWALK ELEV

CONC FLARED DRIVE  
FOOT & STD PLANS 522-001

PROPOSED ON-STREET  
PARKING / VALET PULL-OFF

TYPE F CURB & SPILL GUTTER  
PER FDOT STD PLANS 520-001

6" SIDEWALK  
2" SPILL  
CURB

4" CONC SIDEWALK PER  
FDOT STD PLANS 522-001

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY  
WALL AND GATE PLANS AND DETAILS

SEE ARCH PLANS FOR BLDG LOCATION

FFE=182.51

MULTI-STORY  
COMMERCIAL BUILDING  
FFE = 182.51'

**SUBJECT PARCEL**  
215 N MAIN ST  
P.B. "A", PG. 61  
TAX  
PARCEL: 14730-000-000

STEPS

PORCDO

SIDEWALK REPAIR, MATCH  
EXIST' ELEV AND THICKNESS

4" CONC SIDEWALK PER  
FDOT STD PLANS 522-001

SEE LANDSCAPE PLANS FOR  
DETAILED COURTYARD  
CONSTRUCTION PLANS AND DETAILS.

SEE LANDSCAPE PLANS FOR DETAILED  
FENCE AND GATE PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY  
WALL AND GATE PLANS AND DETAILS

ADOPT  
HIGHWAY

2" PIPE  
NORTH OF  
PROPERTY CORNER

1.5" PIPE

BELOW GRADE VAULT

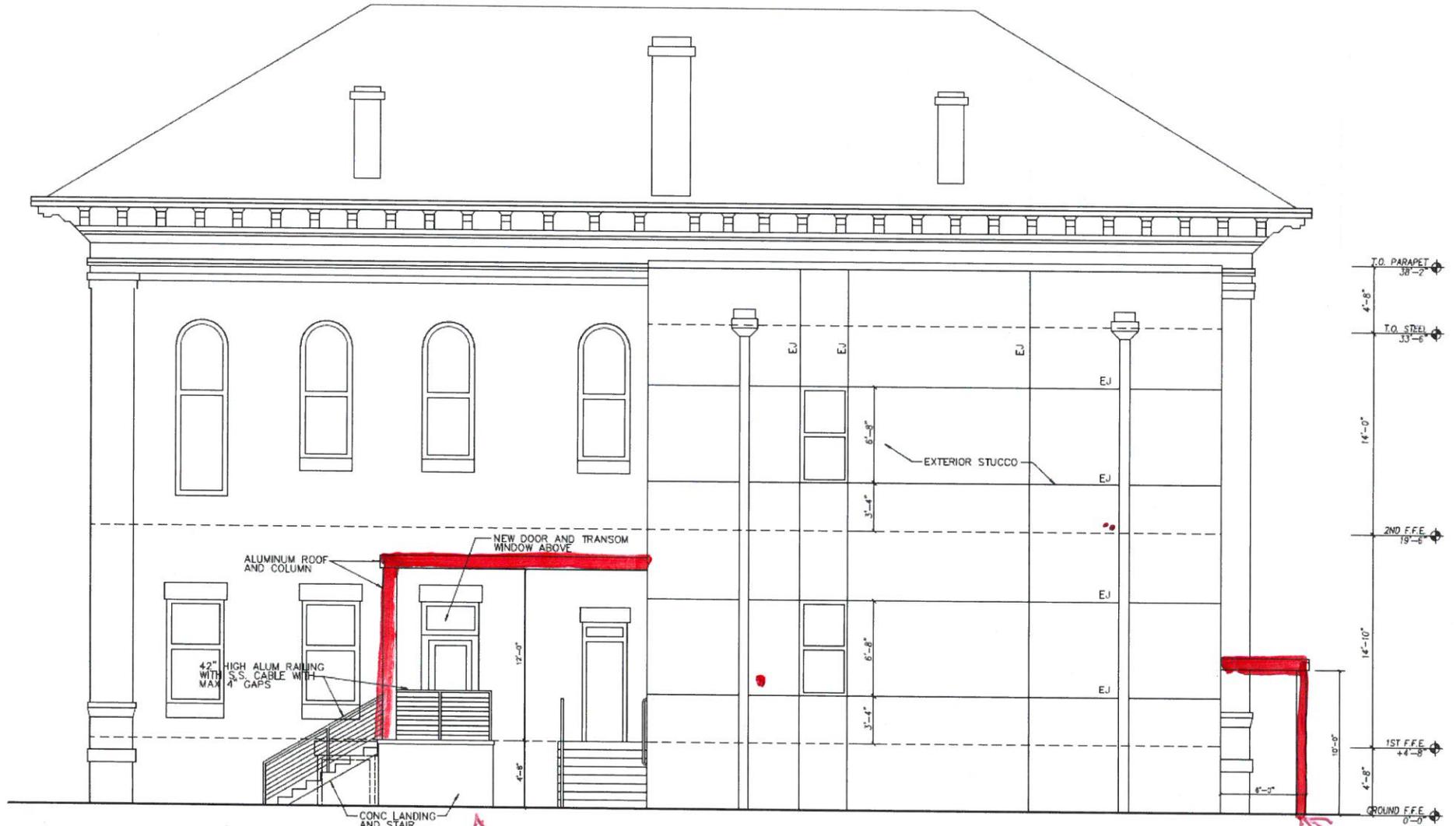
MATCH EX' SOC ELEV

LANDS OF CITY OF GAINESVILLE  
P.B. "A", PG. 61

LAND  
IN  
2003

# #6 - Elevations & Sketches

Rear Elevation



**EAST ELEVATION**  
3/16"-1'-0"

awning w/ up right supports

awning w/ hanging Rod supports



**SOUTH ELEVATION**  
1/8"=1'-0"

*awning  
w/ upright  
supports*



**NORTH ELEVATION**

1/8" = 1'-0"

*awning w/ hanging red supports*





EX ON-STREET PARKING

ONE WAY

MATCH EX ELEV

CONC FLARED DRIVEWAY PER FOOT STD PLANS S22-003 TYPE Q14

MATCH EXIST F CURB ELEV

MATCH EXIST F CURB ELEV  
MATCH EXIST SIDEWALK ELEV

PROPOSED ON-STREET VALET PICK-UP

TYPE F CURB & SPILL GUTTER PER FOOT STD PLANS 605-001

SIDEWALK EASEMENT

"NO PARKING - VALET / LOADING ONLY" CONTRACTOR TO COORDINATE PROPOSED SIGN WITH PUBLIC WORKS  
SEE LANDSCAPE PLANS FOR DETAILED PRIVACY WALL AND GATE PLANS AND DETAILS

4" CONC SIDEWALK PER FOOT STD PLANS S22-001

6" THICK CONC DRIVE

SEE ARCH PLANS FOR BLDG LOCATION

Addition

FFE=182.51

APPROX LOCATION OF RECYCLED GARBAGE BINS

SIDEWALK REPAIR, MATCH EXIST ELEV AND THICKNESS

MATCH EX

SUBJECT PARCEL  
215 N VAN ST  
P.B. # 1, PG. 61  
TAX  
P-RCEL 14730-000-000

4" CONC SIDEWALK PER FOOT STD PLANS S22-001

SEE LANDSCAPE PLANS FOR DETAILED COURTYARD CONSTRUCTION PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED FENCE AND GATE PLANS AND DETAILS

SEE LANDSCAPE PLANS FOR DETAILED PRIVACY WALL AND GATE PLANS AND DETAILS

MATCH EX BOC ELEV

LAND OF GRANWOOD  
P.B. # 1, PG. 61  
TAX PARCEL 14730-000-000

LAND OF GRANWOOD  
P.B. # 1, PG. 61  
TAX PARCEL 14730-000-000

LAND OF GRANWOOD  
P.B. # 1, PG. 61  
TAX PARCEL 14730-000-000

3' MAX CURB CUT

4' MAX CURB CUT

6' 0" 0" 0"





Exterior Lighting Map & Test Photos









